

33,850SF ON 3AC FOR LEASE

(3EA) 18' X 16' DID'S –(1EA) 20 X 16 DID - 1 DOCK

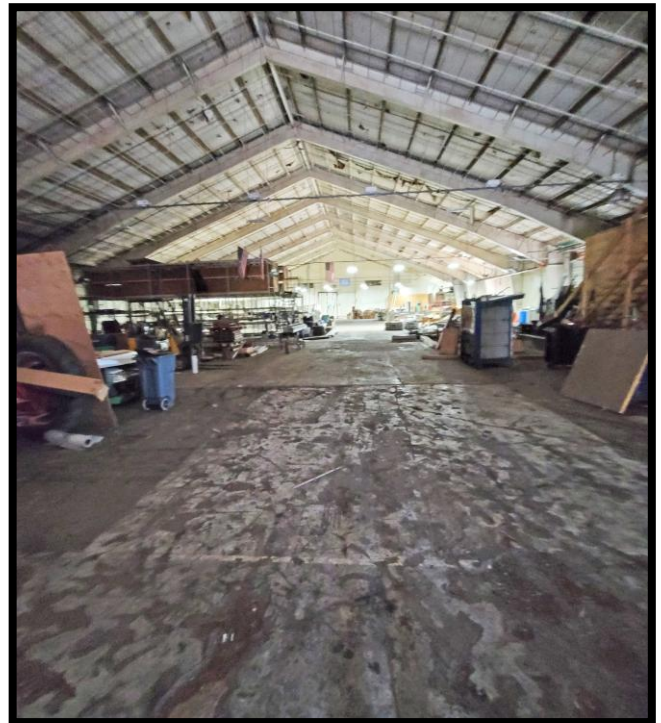
2001 Weber Road Crest Hill, Illinois 60403



Property Specifications

Building Size:	33,850sf (125' x 250' clear span warehouse) on 3 acres (Rear grass area to be paved & graveled)
Office:	2,600+/-sf
Clear Height:	16' at eaves and up to 32' at center
Loading:	(1ea) Exterior Dock (3ea) 18' x 16' Drive in Doors (to be added) (1ea) 20' x 16' Drive in Door (to be added)
Power:	480V/600Amp 3-Phase Redundant High Voltage
Lighting:	LED
Sprinkled:	Wet 8"
Floor:	Heavy Duty High Density Concrete
Zoning:	M-1 Limited Manufacturing District Tripple Catch Basin & Floor Drains
Lease Rate:	\$12.41sf Modified Gross or \$35,000.00/mth
Occupancy:	August/September 2025

No sign on property-Please do not disturb current tenant



FOR ADDITIONAL INFORMATION CONTACT:

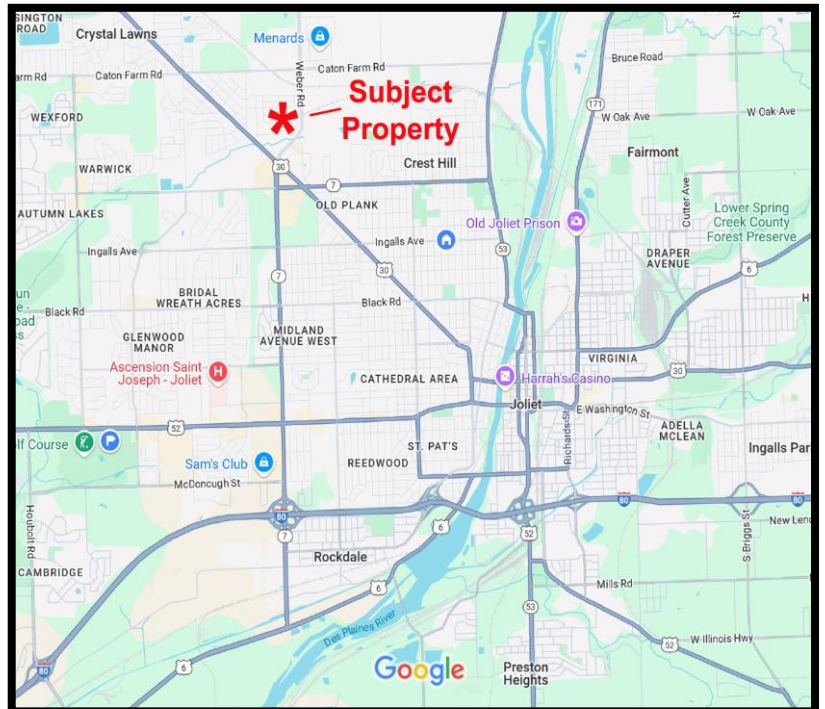
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Located on Weber Road in Crest Hill, IL
1/2 mile to Rt 30/Plainfield Rd & 2 1/2 miles from Rt 53
3 1/4 miles from the I-55 & Rt 30 Interchange
6 1/2 miles to the I-55 & Weber Road Interchange.
3 1/2 mile to the I-80 & Larkin Av Interchange



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